

MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
February 27, 2004  
*Amended*

Redevelopment Commission members present: Steve Belter, Patsy Hoyer, Earle Nay, Chris Corrigan (arrived late), and Sandy Pearlman. Also in attendance: Mayor Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Development Director Josh Andrew, Charlotte Martin, and Cindy Loerbs-Polley of the Development Department, Parks Superintendent Joe Payne, Tom Gall of TJ Gall & Associates, Public Information Officer Wyatt Hornsby, City Council members Patti O'Callaghan and Ann Hunt, Matt Buche of Security Systems, Inc., Joe Hornett of the Sagamore Parkway Task Force, and citizens and members of the media.

Mr. Belter called the meeting to order at 4:04 pm.

OLD BUSINESS

Mr. Nay made a motion to approve the minutes from January 30, 2004. Ms. Pearlman seconded. The motion passed unanimously 3-0.

NEW BUSINESS

Mr. Nay made a motion to authorize the trustee to pay claims. Ms. Pearlman seconded.

Mr. Belter asked Ms. Martin if everyone who should've reviewed and approved these has done so. Ms. Martin answered yes. Mr. Gall stated that next month you will see a reduction or change in claims from Milestone.

The motion to approve the claims passed unanimously 3-0.

The next item of business discussed was the garage security agreement. Mr. Gall stated that the contract amount is for \$36,760 and includes 7 cameras. They would be at the entrances and exits as well as two cameras (one pointing east and one pointing west) in the pedestrian bridge. That quote also includes a \$2,000 allowance for monitoring equipment if you decide, and a \$500 allowance for anything else that you are required to add such as DSL internet service. At the end of the last meeting there were requests for additional cameras. I think that we tried to filter that down to two options. One option is that we would add a monitor with wiring to one of the occupied booths. Also we'd add a camera to the bridge system so that there could be better coverage of the handicap walkways back and forth where there have been some problems. Not wanting to bring a lot of change order forms, I thought that we could just get your ideas on which one you wanted. If you add a camera to the crossover and add the monitor and take away the monitoring allowance because you'll be doing that, you will add \$1,290 to the agreement. That would give you coverage at the entrance and exit and the bridge. The second request that we got was to have a camera on every level of the garage outside of the elevator vestibule, in addition to another camera in the walkway and a monitor. That option would be a net add of \$13,207. That would make a net contract of \$49,967, which would just about take you to the end of your appropriation. We need to first proceed with the agreement so this security system can start.

Secondly, we need to decide if one of these other options is something you want to start on so we can do the paperwork on that.

Ms. Hoyer made a motion to approve the contract as presented. Ms. Pearlman seconded.

Mr. Belter stated that I personally lean towards including the extra cameras on each level and the monitoring at the booth. Ms. Hoyer stated that I believe that it is also a good idea to add the cameras at each level. Mr. Gall stated that you would then have a total of 14 cameras and a monitor in one of the booths.

Ms. Hoyer made a motion to amend the contract to make the total amount \$49,967. Ms. Pearlman seconded. The motion for the amendment passed unanimously 3-0.

The motion for the contract passed unanimously 3-0.

Ms. Hoyer asked how long this will take to complete. Mr. Buche stated that realistically it will probably start in about a month and be completed about 2-3 weeks following that.

Mr. Nay made a motion to approve Resolution RC-2004-2. Ms. Pearlman seconded. This is for the North Chauncey Streetscapes Improvements.

Mr. Gall stated that we are in the process of designing. This is basically a utility relocation and a street light project. Running north and south on Chauncey Avenue from the alley south of the new library garage to North Street are overhead lines. Those particular lines are primarily fiber optic cable owned by Insight as well as several power poles. We will be relocating those underground as well as adding a city owned light pole at each corner of the intersection of Chauncey and Columbia. We have a pole that we are considering. It will look similar to the poles that are used on US 231 in Crawfordsville. These poles can be used for banners for Global Fest and such.

In addition, we are going to investigate and package up separately the ability to take the overhead lines out of the alley north of the library. That alley is torn up right now. The library sidewalk is gone. The sidewalk in front of the garage will be gone shortly. A lot of this can be done without tearing up sidewalk and having to put down new sidewalk.

Also, the sidewalk from the alley north of the library to North Street would be removed and replaced. Some of it is not in too bad of shape and some of it is in pretty bad shape. The curb along there will also be replaced. Then you will have new curb and sidewalk and replacing of the trees. This will be tying in to what the library is doing on all four corners and improving it as far as handicap accessibility goes.

While we are at this, we are going to investigate putting some conduit under the sidewalks and over to Morton that would allow for future fiber optic connections.

These are all the things that we are trying to work on. We hope to be able to start on that work potentially next month. The utility company is working on their pricing for their work. We are basically designing and they are pricing it at the same time so that we can try to expedite this and stay out of the way of the need to finish up sidewalks around the library. It is going to be a busy spring and summer for that entire area.

Mr. Nay asked if the utility lines were recently moved. Mr. Gall stated that they were temporarily moved but will be coming back. They were moved at the library's expense in order to get them far enough away from the building so that the contractors could install masonry and not be in violation of OSHA guidelines.

Mr. Gall stated that there are just all kinds of things going on in that area. There are private owner services to the dentist office. He is willing to allow Cinergy to put a transformer that would be set by his property to take the overhead poles and transformers down. Most of this alley work can't happen until Pete's comes down.

Mr. Nay asked if the conduit is for the entire length of Chauncey. Mr. Gall stated that it is only from the alley to North Street. Mr. Bauman stated that it would potentially tie into a feed from the south.

Mr. Gall stated that you will still see overhead from that alley about 40 feet to the first piece of greenspace in front of the garage. The reason for that is because there is a pole there and it has to be supported. To do that, we've got to set a new pole. If we set a new pole in the small greenspace now in front of that existing business, that business would go from having a clear view to having a wire right through their only window. We thought we would extend that down to the first greenspace in the garage.

Mr. Nay asked how the lights on the corners will match with the lights in the area. Mr. Payne stated that they are compatible but there are some options. It is one that we've seen and have been provided information on. We will bring all that back to show to you. They compliment very well however.

Mr. Belter opened a public hearing on this additional appropriation. No comments were made. The public hearing was closed.

Mr. Nay stated that his hope is that the City can somehow support the library's choice of location. I think anything that we can do to improve that area near the library is certainly in that line of supporting.

Ms. Rhodes stated that she has a bookkeeping note. Both of these appropriations you are considering today are listed as one project and we aren't going to be able to do that. We are going to charter the accounts that we work with from the State. We are going to have to make some different appropriation line items. We are not going to be able to fit all of this into one project because of all the different things that you are doing. We will try to do the best that we can. I just wanted to warn you that it is possible that we will come back to ask for a transfer.

The motion to adopt RC-2004-2 passed unanimously 3-0.

Mr. Nay made a motion to adopt Resolution RC-2004-3. Ms. Pearlman seconded.

Mr. Payne handed out a sheet to help explain. Most of this is to finish up on other projects that we started as far back as 1984. We want to finish the work with the shelters that we built last year. That would be providing the water and electric hook-ups, as well as the drinking fountains. The second thing is to build the restroom as we've talked about before. The third

item is to do landscaping along the new retention pond in Cumberland Park and around the restroom, shelters, and trails within the properties. The fourth item is to provide lights for Cumberland Park's softball fields. The fifth item is the expansion of the Cumberland south parking lot in cooperation with West Lafayette School Corporation. Total park improvements are at \$355,000. I think that all of these parts will greatly enhance the work that we've already done on this.

Ms. Hoyer stated that she is pretty enthusiastic about this.

Mr. Belter asked if this can be accomplished this summer. Mr. Payne stated that we would like to. I think that we have some cost saving benefits here because of other work that we've already contracted out there. I think that we should have all of this ready to go before it is needed for the fall athletic season. A large part of it is weather contingent of course.

Mr. Nay asked what the other sources of funds do you (Mr. Payne) have to look at. Mr. Payne stated that it would primarily be the Park Board Fund. The only other option would be the Non-Reverting Operating Fund that can help with the improvements to the shelters because those folks pay fees that go into that fund. All shelter rental fees are reused to rebuild shelters.

Mr. Nay asked if there are other possibilities for going to agencies outside of the state, such as Federal Parks Funds that you've used in the past. Mr. Payne stated that those possibilities haven't been good for some time. There haven't been Wabash River Heritage Corridor Funds to ask for in two years.

Mr. Nay stated that we shouldn't lose sight of the fact that there isn't always a place to turn to other than our own resources with some of this.

Mr. Belter opened a public hearing on this additional appropriation. Ms. O'Callaghan asked if the maintenance trailer has any limited life span. Mr. Payne stated that it is in great condition. The main thing that it offers us with having over 100 co-ed seasonal employees is the locker facilities. It provides someone who may have chemicals on themselves a place to rinse off. Ms. O'Callaghan stated that it is a great reuse of that.

No other comments were made. Mr. Belter closed the public hearing.

The motion to adopt RC-2004-3 passed unanimously 3-0.

*Mr. Corrigan entered late.*

Mr. Belter stated that we have Joe Hornett, Chair of the Sagamore Parkway Task Force with us today. The Task Force made a number of recommendations and one of the vehicles for adopting the recommendations is going to be the Redevelopment Commission.

Mr. Hornett thanked the Commission. The state of Indiana was recognized as having the 7<sup>th</sup> best environment for Economic Development in the United States. That is an amazing turn around. Going beyond that, I think it's important to point out that major candidates of both parties have made numerous trips to the Purdue Research Park within the last several months. At least one candidate running for the United States Senate has also thought it was important to make an appearance in the Purdue Research Park and I don't think that is a coincidence. Much

of what has transpired in the Park is because of the partnership that has occurred between the University, the Research Foundation, the City of West Lafayette, and the specific actions of this body. The most recent of which is the opening of Phase II, the trail system, and the street lights that have gone on. I can't tell you again how much we appreciate the partnership that is there and what the Commission and the City have done and we believe that it is paying off.

In terms of the Sagamore Parkway Task Force, former Mayor Sonya Margerum began by asking me to serve on the Task Force. It turned out to be a very pleasant activity. We began by forming five committees: Pedestrian Interest, Public Spaces, Retail, Transportation, and Finance. We had very good committee chairs, and those chairs in turn engaged the services and had very active committees. We held a number of public forums. We commissioned two surveys; one to engage the citizens of West Lafayette and the second to engage the businesses along the Parkway. We received the assistance of the Statistics Department at Purdue University. Out of those surveys we had a lot of confirmation that much of what was taking place in the City was on the right track. There really were no big surprise recommendations. To begin with, we thought that the Parkway needed an identity, so we called for implementation of formal gateways at the north and south ends of the Parkway. We specifically hinted at the Soldiers Home overpass and somewhere at or near Win Hentschel Boulevard and we thought that they should be consistent with the City's recent branding campaign. We wanted to encourage the continuation of a unified look along the Parkway in terms of adopting signage. We encouraged the continuation of landscaping that was already underway. We wanted to more fully differentiate the West Lafayette Parkway as opposed to the Lafayette Parkway. This also ties in with the establishment of a Business Association that has become very active recently. We hinted at possibly renaming the section as Sagamore West. We also said that even though we know that it will not be universally popular, we thought that some type of uniform business signage along the Parkway would enhance the look and add to the theme. We also discussed having low profile signage and less neon. We made a number of recommendations about the addition of sidewalks or the tie in of the trails system as well as improving some pedestrian crosswalks. In terms of improving the crosswalks, the one thing that we felt very strong about since we are dealing with the state highway, was the inclusion of some very well marked areas going across like the flashing lights with the trails. In the case where stop lights need to be incorporated, we like the idea of putting in countdown timers. There was also some opinion that some kind of audible signaling should be incorporated in at least some of the major intersections. We tested the idea of putting in some kind of pedestrian overpass and got very clear signals that it wasn't necessary as long as the safety of the crosswalks could be insured. We also called for tying the trail system into the Parkway. The surveys clearly point to the fact that the citizens are both proud and glad to have the trail system as part of our city. The feeling was to tie Sagamore Parkway into that to improve pedestrian traffic as well as support additional business development. The notion of pocket parks also came out of those ideas. We would like some smaller intimate places as stops along the way to get us out of the hustle and bustle. The idea of a festival space didn't play well, but the idea of these pocket parks absolutely did. In terms of retail development, we talked about the need to attract destination establishments. We are happy to see that one of those is already on its way in terms of the Starbucks that is going to go in. We took a hard look at what has happened at Wabash Landing and we came away from seeing the success there because these destination locations in turn stimulate additional business. When we talk about a destination location, this is a place where crowds will come and after they've been there doing their business, that's when they start wondering to other shops. Clearly at Wabash Landing you can see that Starbucks and Panera Bread play out in that manner. We know that we've got several big box vacancies along the Parkway and we talked about trying to attract a supermarket to one of those such as Wild

Oates or Trader Joe's as possible ideas to fill those vacancies. That would fit very well in a community like West Lafayette that is anchored by a fairly substantial higher education community. We got very clear signals that there is enough fast food along the Parkway. People expressed a clear desire to have more sit-down *dining* in the neighborhood. We talked about maintaining an up-to-date business inventory and I have that already in the process. We talked about doing traffic studies to improve the traffic flow. All of these would be the major recommendations. If I had to categorize what we are talking about, it would be a clear desire to integrate the trail system, more upscale dining, overall uniform look, the attraction of destination locations, and finally some substantially improved crosswalks that would ease pedestrian crossing. Those would be the major highlights and they were pretty well validated by the surveys.

Mr. Belter asked if the primary funding mechanism will be from INDOT and the TIF Districts. Mr. Andrew stated that it will mostly come from the TIF or EDIT, and INDOT won't be putting much in it. We may be able to do some work with them in terms of landscaping. Mr. Bauman stated that we met with representatives and according to their schedule, the existing facility has a lot of life left so they aren't planning on any significant changes. They are going to work on some light timing to try to improve traffic flow. One of the things as a community that we need to keep in mind is that their idea of improving traffic flow is mainly concerned with along Sagamore Parkway, which is sometimes at cross purposes with our other goals. We have got some work to do yet on some of the pedestrian issues. For instance, they currently have no count down pedestrian signals, which they say are certified to work with their timing equipment.

Mr. Andrew stated that we also looked at pathways into the neighborhood to get the neighborhood into the Parkway area to shop. Mr. Payne stated that we've already contracted a piece working with Friendship House, heading down to Cumberland Avenue and crossing there. We've started working with George Davis Manor. Westminster is working very closely with us in planning to construct a trail through and around their property. We are going to try to work with Sagamore Center to make a connection right to the center for a great tie in.

Ms. Hoyer stated that she heard some talk about a daycare center and that was really exciting. It was interesting because some of the people brought up the idea that there are a number of all night facilities and a 24 hour daycare center would be positive for that need.

Mr. Nay asked where the Starbuck's is going. Mr. Hornett stated that it is going in the building where TCBY use to be. It is under demolition and renovation right now.

Mr. Belter wanted to affirm something that Mr. Hornett said. The work that we (the Redevelopment Commission) are doing that are really quality of life issues like the greenway trails and park improvements, do in fact tie directly into economic development from the stand point of keeping businesses here. That is one of the main goals for the Commission. Mr. Hornett stated that with the companies and employees of today, quality of life is every bit as important as the job itself. They go hand in hand.

Mr. Belter asked if there were any questions or comments on the report. Ms. O'Callaghan asked if INDOT is going to be putting in money for beautification for the gateway. Mr. Andrew stated that it is a possibility.

Mr. Belter gave thanks to Mr. Hornett for serving on and chairing the Task Force. We really appreciate having the University and the Research Foundation as a partner. This is something that neither of us could have accomplished individually. There is no question that economic development and the creation of jobs in most cases are tied into your efforts and the efforts of the University.

Mr. Belter asked if Mr. Andrew would comment on what the Commission should expect to see as far as individual steps that we can use to start dealing with the recommendations. Mr. Andrew stated that we are working with Hawkins right now with a contract to potentially do Sagamore West with what Mr. Hornett was talking about.

Mr. Belter asked when we might see some of the fruits of that. I understand that the wheels of government can move slowly. Ms. Mills stated that we put together this idea with Hawkins to get a complete plan of the Parkway so that we can look at it in phases, have a timeline, and have priorities so that we can get things done this summer with goals for the coming year. I had a conversation with Steve Hardesty and he assures me that there will be things that he can accomplish this year.

Ms. Hoyer stated that I would like to bring up something else even though it isn't specific to this. I am a big supporter of public art work. I think that we need to keep in mind while doing these studies, that in certain spots it might be nice to have a sculpture here or there. Mr. Andrew, with the planning of the pedestrian bridge, added in electrical conduit so that something could be put there. As we are digging up sidewalks and changing things, I'd like it if we kept those kinds of things in mind.

Ms. O'Callaghan stated that you have actually already started implementing some of the Sagamore Parkway things with the old Osco/Jewel building and developments.

Mr. Bauman stated that we have an item that we need to circle back to. It is the agreement with the School Corporation. Mr. Payne stated that this helps us split the money and build the parking lot. It has been signed by the School Board and requires approval by the Redevelopment Commission and the Park Board. Mr. Belter stated that the Redevelopment Commission purchased land from the Methodist Church and donated it to the School Board with the understanding that the athletic facilities would be available for not only school use. Mr. Bauman stated that we will be giving the School Corporation 40% of the cost of doing the parking lot on the north side. The School Corporation already has a bid on that work with Milestone. There will also be a tie into the trail system. This will also allow the School Corporation to add to the bleachers.

Mr. Payne stated that the benefit of this is that Milestone is willing to hold last year's bid even though the costs of things have gone up. We do know of at least one change order with adding to the trail in the north end of the parking lot. I don't know of any others at this time.

Ms. Pearlman made a motion to approve the signing of this contract. Ms. Hoyer seconded. The motion passed unanimously 4-0.

Mr. Corrigan asked if we are paying 40% of the full \$355,000. Mr. Bauman stated that we are just looking at the \$80,000 amount.

Mr. Payne stated that this other one we discussed this last time as well. (A map was used for reference) The piece from Waterfront Apartments around Burnham's to Brown Street and the overlook and a little piece in the park that didn't get completed last year as part of the storm separator installation for the Wabash Landing storm drains all needs to be done, finished, and put back together. Part of the reason is that if we are going to get much of this reimbursed by DNR from previous grants, we need to get moving on them. We are working on a package that we hope to have approved by the Board of Works on the second meeting next month. We tried to do the trail part last year through a quote process and they all came in higher than we can legally do through that process.

Mr. Nay asked if the fence that we see on the rendering is the only guard against the traffic or if there will be a curb on Brown. Mr. Payne stated that we would put a curb in and curb Brown Street into the private drive into the Burnham's site.

Mr. Belter stated that this sounds good. I would also suggest, as I did at our January meeting, I want to spend the next two meetings going over the two remaining Redevelopment Districts.

The Commission scheduled its next two meetings for March 29<sup>th</sup> at 12:30 pm and April 19<sup>th</sup> at 12:30 pm.

Mr. Belter asked if there were any other questions for the Commission.

Ms. Rhodes asked if the Commission has been notified about the 1782 notice. Mr. Andrew received a notice from the Department of Local Government Finance. Mr. Belter stated that you may recall back in September that we recommended to the Council that we forego the Property Tax Levy Replacement Credit for two of the districts and we recommended keeping it for the Sagamore Parkway District. The council in fact approved foregoing the Replacement Credit for all three districts. We received a notice this week from the Department of Local Government Finance that they were in receipt of the request. The notice is a verification that no replacement tax will be collected in 2004. The fact that we were going to get notified came as a surprise, and there was some confusion over what the notice said. Ms. Rhodes stated that she wasn't confused. I brought the issue up because I want the Commission to be educated about the milestones and timelines.

Mr. Nay asked if there will be a Replacement Credit procedure this year. Mr. Belter stated that he understands that it will be annually some time in July, I believe. There are two to three things that occur in the beginning of the year.

Ms. Hoyer asked if the next time we'll hear from them again is in July. Mr. Belter stated that we have a worksheet that we have to go through and get submitted and then there is another step after that to make recommendations to Council. The Council must act to not take the Replacement Credit.

No other questions were made.

Ms. Pearlman made a motion to adjourn. Ms. Hoyer seconded. The motion passed unanimously 4-0. The meeting adjourned at 5:40 pm.

Respectfully submitted,

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Francis Earle Nay, Recording Secretary

Approved:

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Stephen Belter, President

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